Karen Johnson Davidson County
Batch# 1032809 DEEDWARR
07/31/2023 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20230731-0059065

Name and Address of New Owner:
Sarah Ali and Hussein Adnan
3330 Anderson Road
Antioch, TN 37013

Send Tax Statements To:
Sarah Ali and Hussein Adnan
100 Wiggins Ct.
Nolensville, TN 37013

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23060903

Map and Parcel: 136 15 0 037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **USTN Properties, Inc., a Tennessee corporation**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sarah Ali, a single woman and Hussein Adnan, a single man as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 12, Section Two, Harbour Town Village, according to survey and plat of same appearing of record in Book 4675, page 146 and 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to USTN Properties, Inc. a Tennessee corporation by Warranty Deed filed for record on November 12, 2020 in Instrument Number 20201112-0133740, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of Harbour Town Village of record in Book 4931, page 667; all matters as set forth per Book 4675, page 146 and 147; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3330 Anderson Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 26th day of July, 2023.

USTN Properties, Inc.

BY: _____
Zuheir Abdullah, President

BY: _____
Dilshad Abdullah, Secretary

BY: _____
Beiwar Abdullah, Treasurer

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Zuheir Abdullah, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of USTN Properties, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal this 26th of July, 2023.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/21/2027

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Dilshad Abdullah, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of USTN Properties, Inc. and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Secretary.

Witness my hand and seal this 26th of July, 2023.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/21/2027

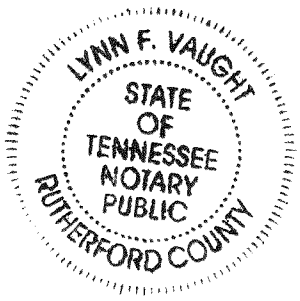
State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Beiwar Abdullah, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Treasurer of USTN Properties, Inc. and that he as such Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Treasurer.

Witness my hand and seal this 26th of July, 2023.

Notary Public
My Commission Expires: 2/21/2027



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of July, 2023.

Notary Public
My Commission Expires: 9/30/2024



Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/2023.

Kimberly Hollingshead, Esq.

07/28/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of July, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY